

August 21, 2020

El Paso County Planning and Community Development  
2880 International Circle  
Colorado Springs, CO 80910

RE: Letter of Intent – Variance of Use Application for a Proposed Business Event Center at  
225 North Gate Blvd., Colorado Springs, CO 80921  
Parcel No. 6207200017 (plat no. 4835)

The Western Museum of Mining & Industry (WMMI) owns the property at the referenced address. This site consists of 26.63 acres and is zoned RR-5 (Residential Rural). On behalf of WMMI, a 501c3 non-profit, I respectfully request your consideration to allow WMMI to hold business center activities on the referenced site, in other words, grant WMMI a Variance of Use. Please refer to the information below.

The structures existing on the site are listed on the site map key; there is a dirt/gravel driveway providing access from North Gate Blvd. These structures lie within the 27 acre parcel. WMMI intends to use the campus for activities such as: community events, museum events, rental spaces, educational tours, serving clubs, private parties, and other activities allowed as a business event center.

Per El Paso County Use and Dimensional Standards Section 5.3.4(C) following criteria may be considered for approving variance of use:

- The strict application of any of the provisions of this Code would result in peculiar and exceptional practical difficulties or undue hardship.
- The proposed use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the health, safety, or welfare of the inhabitants of the area and County;
- The proposed use will be able to meet air, water odor or noise standards established by County, State or Federal regulations during construction and upon completion of the project;
- The proposed use will comply with all applicable requirements of this Code and all applicable County, State and Federal regulations;
- The proposed use will not adversely affect wildlife or wetlands;
- The applicant has addressed all off-site impacts;
- The site plan for the proposed variance of use will provide for adequate parking, traffic circulation, open space, fencing, screening, and landscaping; and/or El Paso County, Colorado Land Development Code Use and Dimensional Standards.
- Sewer, water, storm water drainage fire protection, and roads will be available and adequate to serve the needs of the proposed variance of use as designed and existing.

The strict application of the uses allowed in the RR-5 zoning district do not allow a business event center. How does this limitation cause a peculiar and exceptional practical difficulty or undue hardship to the museum?

- The proposed use is compatible with the surrounding area and harmonious with the character of the ~~hardship~~. correct this criteria - hardship pertains to the first criteria so this appears to be a typo

Discuss how the proposed business event center use will be compatible and harmonious? Especially these large events that generate a lot of traffic?

### How will noise be monitored? Will it comply with the County Noise Regulations?

- There will not be any activities within or around the venue that would result in air or water contamination or odor. Any music or noise from within or around the venue will not be bothersome to surrounding neighbors.
- The proposed use will comply with all applicable requirements within this code as well as state and federal regulations that apply. Discuss floodplain and Preble Mouse Habitat in this section.
- The proposed use will not adversely affect wildlife or wetlands. The venue will be on the Owner's parcel; which is inclusive of over 26-acres. The Owner's will ensure that all trash and debris resulting from any event are collected and disposed of properly.
- There are no known off-site impacts. As discussed above, due to the commercial nature of the area surrounding neighbors will not be impacted. Apartment complex across the ROW.
- The site plan includes adequate parking and traffic circulation. Our parking lot provides 2 handicap accessible spaces as well as 36 regular spaces. The proposed parking areas will be more than adequate to accommodate the facility's needs.
- An onsite wastewater system (OTWS) exists to accommodate the wastewater demand resulting from the activities and will be supplemented by portable toilets as needed. Existing storm water management practices and systems will be utilized to prevent erosion or sediment issues. First responders have clear access to the campus and the existing structures on site.

Thank you for your consideration and please don't hesitate to contact me with questions.

Grant Dewey  
Executive Director

How many people attend the larger events hosted by the museum or other entities that utilize the museum grounds? what is maximum capacity for the grounds and how many trips are expected for the events? How is parking and circulation handled?